

Subject: Zoning By-law Amendment – 1174 Carp Road

File Number: ACS2025-PDB-PSX-0042

Report to Planning and Housing Committee on 3 September 2025

and Council 10 September 2025

**Submitted on August 28, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Stittsville (6)

Objet : Modification du Règlement de zonage – 1174, chemin Carp

Dossier : ACS2025-PDB-PSX-0042

Rapport au Comité de la planification et du logement

le 3 septembre 2025

et au Conseil le 10 septembre 2025

**Soumis le 28 août 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

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Quartier: Stittsville (6)

REPORT RECOMMENDATIONS

That Planning and Housing Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 1174 Carp Road, as shown in Document 1, to permit a 14-storey retirement home, as detailed in Documents 2 and 3.
2. Approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of September 10, 2025" subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement :

1. Recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 1174, chemin Carp, un bien-fonds illustré dans le document 1, afin de permettre la construction d'une maison de retraite de 14 étages, comme l'exposent en détail les documents 2 et 3.
2. Approuve l'ajout, en tant que « brève explication », de la section du présent rapport consacrée aux détails de la consultation au résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 10 septembre 2025 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment for 1174 Carp Road to permit a 14-storey retirement home and a park.

The purpose of the zoning by-law amendment is to introduce site-specific provisions to permit a maximum building height of 47.0 metres (14 storeys), establish building setbacks and stepbacks, require a landscape buffer along the rear yard and permit a property-specific definition for retirement home for the Arterial Mainstreet-zoned lands. Additionally, a rectangular portion in the northwest area of the site will be rezoned to a Parks and Open Space Zone to allow for a future public park.

Applicable Policy

The following policies support this application:

- High-rise buildings and retirement homes are permitted in this area. As per the Suburban Transect Mainstreet Corridors in Section 5.4.1 of the Official Plan:

“This Plan shall support... a range of housing types to accommodate individuals not forming part of a household”; and,

“Where the lot fabric can provide a suitable transition to abutting Low-rise areas, High-rise development may be permitted.”

The proposed development will provide housing for seniors in a facility suited for their needs that will contribute to the range of housing types available in the area. The proposal will also provide suitable transition through setbacks and stepbacks and landscape buffering towards the abutting low-rise neighbourhood.

- The Corridor Policies in Section 6.2 of the Official Plan provide additional direction:

“Development within the Corridor designation shall establish buildings that locate the maximum permitted building heights and highest densities close to the Corridor, subject to building stepbacks where appropriate.”

The proposal locates the tower at the northeast corner of Hazeldean and Carp Roads, furthest away from the abutting low-rise neighbourhood.

- The proposed park zone is supported by the Parks and Recreational Facilities policies outlined Section 4.4.1 of the Official Plan. Wherever feasible, the City shall prioritize land for parks and such land to be conveyed shall be a minimum 400.0 square metres, be free of encumbrances above and below ground, and be of a useable shape, topography and size for its intended use.

The proposed 1,800 square metre rectangular park in the northwest quadrant of the site satisfies this criterion.

- As set out in Section 4.1.2 within the Mobility Policies of the Official Plan:

“New developments will provide direct connections to the existing or planned network of public sidewalks, pathways and cycling facilities” and “the City shall require sidewalks along Arterial Roads through new development”.

The City-initiated ‘Carp Road Widening Project’ (CRWP) proposes to urbanize the Hazeldean Road and Carp Road rights-of-way adjacent to the subject site. Depending on the development timing and progress of the CRWP, the applicant may be required to construct a sidewalk along the Carp and Hazeldean frontages if the development proceeds ahead of the CRWP. Detailed design of the sidewalk will be further evaluated through the Site Plan Control review process.

Public Consultation/Input

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

A virtual public information session was held by the local Councillor’s office. Six comments were received during the official review comment period. Feedback staff received was related to concerns about height, density, infrastructure capacity, affordability as well as requests for community gardens and rental opportunities.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande d’approuver la modification du Règlement de zonage visant le 1174, chemin Carp, afin de permettre la construction d’une maison de retraite de 14 étages et l’aménagement d’un parc.

Cette modification du Règlement de zonage mettrait en place des dispositions propres à l'emplacement augmentant la hauteur de bâtiment maximale à 47.0 mètres (14 étages), établissant des retraits et des marges de recul, exigeant une zone tampon paysagée le long de la cour arrière et autorisant une définition particulière de l'utilisation de maison de retraite sur des terrains désignés Zone d'artère principale.

En outre, une partie rectangulaire de la zone nord-ouest de l'emplacement verra sa désignation passer à Zone de parc et d'espace vert, afin de permettre l'aménagement éventuel d'un parc public.

Politiques applicables

Les politiques suivantes appuient cette demande :

- Les immeubles de grande hauteur et les maisons de retraite sont autorisés dans ce secteur. Conformément à la section 5.4.1 du Plan officiel portant sur les couloirs de rues principales dans le transect du secteur de banlieue :

« Le Plan doit permettre d'aménager... un ensemble de types de logements à l'intention des personnes qui ne font pas partie d'un ménage »; et

« Dans les cas où le tissu urbain permet d'assurer une transition harmonieuse avec les secteurs de faible hauteur voisins, on peut autoriser des aménagements de grande hauteur. »

L'aménagement proposé offrira des options de logement aux personnes âgées dans une installation répondant à leurs besoins, et qui élargiront l'offre de types de logements disponibles dans ce secteur. Le projet offrira également une transition adéquate grâce à des marges de recul, à des retraits et à des zones tampons paysagées par rapport au secteur de faible hauteur contigu.

- Les politiques relatives aux couloirs de la section 6.2 du Plan officiel fournissent des orientations supplémentaires :

« L'aménagement du couloir désigné doit établir des bâtiments qui assurent les hauteurs maximums autorisées et les plus grandes densités non loin du couloir, sous réserve des marges de reculement des bâtiments, le cas échéant. »

Selon cette proposition, la tour sera construite à l'angle nord-est des chemins Hazeldean et Carp, à l'opposé du secteur de faible hauteur voisin.

- Le projet de parc est soutenu par les politiques relatives aux parcs et aux installations récréatives décrites à la section 4.4.1 du Plan officiel. Si possible, la Ville accordera la priorité aux terrains destinés à des parcs, et les terrains cédés devront avoir une superficie d'au moins 400,0 mètres carrés, ne pas être grevés hors sol et en sous-sol, et présenter une forme, une topographie et une taille adaptées à l'usage auquel ils sont destinés.

Le parc rectangulaire de 1 800 mètres carrés proposé dans le quadrant nord-ouest de l'emplacement satisfait à ce critère.

- Comme le stipule la section 4.1.2 des politiques sur la mobilité du Plan officiel :
« Les nouveaux aménagements assurent les liaisons directes avec le réseau existant ou planifié de trottoirs publics, de sentiers et d'infrastructures cyclables. » et « la Ville exigera la présence de trottoirs le long des artères dans le cadre des nouveaux aménagements. »

Le « projet d'élargissement du chemin Carp » lancé par la Ville propose d'urbaniser les emprises routières du chemin Hazeldean et du chemin Carp qui longent l'emplacement visé. En fonction du calendrier et de l'avancement du projet d'élargissement du chemin Carp, le requérant pourrait être tenu de construire un trottoir le long des façades donnant sur les chemins Carp et Hazeldean si le projet d'aménagement est réalisé avant le projet d'élargissement du chemin Carp. La conception détaillée du trottoir sera évaluée plus en détail dans le cadre du processus de réglementation du plan d'implantation.

Consultation et commentaires du public

La publication de l'avis et la consultation publique se sont déroulées conformément à la Politique d'avis et de consultation publique approuvée par le Conseil pour les modifications du Règlement de zonage.

Le bureau du conseiller a animé une séance d'information publique. Six commentaires ont été soumis lors de la période officielle de consultation. Les commentaires reçus par le personnel concernaient des préoccupations relatives à la hauteur, à la densité, à la capacité des infrastructures et à l'abordabilité. Un intérêt pour des jardins communautaires et des possibilités de location a également été manifesté.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

1174 Carp Road

Owner

Société en commandite LIMA, c/o Yveline Roc

Applicant

Fotenn Planning + Design c/o Jacob Bolduc

Architect

Hobin Architecture

Description of site and surroundings

The property is located at the southwest corner of Hazeldean Road and Carp Road in the Stittsville community. The site has approximately 123.0 metres of frontage along Carp Road, 124.0 metres along Hazeldean Road, and a total lot area of 18,272 square metres. Surrounding land uses include the Stittsville Corners Shopping Plaza to the north across Hazeldean Road; a vacant parcel zoned for high-rise development to the west; and a low-rise residential neighbourhood to the south.

Summary of proposed development

The proposed development is a 14-storey u-shaped retirement home that wraps around a central courtyard. The building consists of three building heights: a 14-storey portion at the northeast corner, a nine-storey section along Carp and Hazeldean Roads and a five-storey podium at the rear of the property. Vehicular access is provided from both Carp and Hazeldean Roads. A total of 312 vehicle parking spaces are provided (286 resident and 16 visitor) as well as 115 bicycle spaces. The proposed development also includes a 1,829 square metre rectangular parkland parcel at the northwest corner of the site, which will be conveyed to the City.

Summary of requested Zoning By-law amendment

The requested Zoning By-Law Amendment is to rezone the site from AM9 [Arterial Mainstreet Zone, Subzone 9] to AM9 [XXXX] SYYY (Arterial Mainstreet Zone, Subzone 9, Urban Exception XXXX, Schedule YYY) and O1 (Parks and Open Space Zone), as detailed in Documents 2 and 3.

The Arterial Mainstreet zone currently permits a mix of residential and non-residential uses, including a retirement home. The current zone limits residential uses to a maximum height of 15.0 metres.

The proposed AM zone seeks to permit maximum building heights as per Schedule XXX, to amend the maximum front yard setback abutting Hazeldean Road, to require a rear yard landscape buffer and to allow a site-specific exception to permit a retirement home facility that does not contain rooming units.

The proposed O1 zone will define the boundaries of a future public park at the northwest side of the site, along Hazeldean Road.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designation(s)

In Volume 1 of the Official Plan, the subject site is located within the Suburban Transect on Schedule A and designated as a Mainstreet Corridor on Schedule B5.

The Suburban Transect recognizes a suburban pattern of built form and site design while supporting the evolution toward a 15-minute neighbourhood model. Section 5.4.1 of the Official Plan permits high-rise development along Mainstreet Corridors where the lot fabric can provide a suitable transition to abutting low-rise areas. The policies also support a range of housing types, including residential uses to accommodate individuals not forming part of a household, such as a retirement home.

As outlined in Section 6.2 of the Official Plan, a mix of residential and non-residential uses are permitted along Corridors. Development within the Corridor shall locate the

maximum building heights and highest density close to the Corridor and ensure appropriate transition in height, use of land, site design and development character through the site, where the Corridor meets abutting designations. The subject site abuts a Neighbourhood designation.

The Urban Design policies in Section 4.6.6 of the Official Plan provide guidance to enable the sensitive integration of new development to meet intensification targets while also ensuring liveability for all. The design policies speak to providing adequate building transition between high-rise buildings and adjacent properties designated Neighbourhood. Transition will be achieved by providing a gradual change in height and massing, through the stepping down of buildings and setbacks to low-rise properties, generally guided by the application of an angular plane or by other means in accordance with the City's urban design guidelines.

The Parks and Recreational Facilities policies outlined in Section 4.4.1 of the Plan provide direction to the City to prioritize land for parks over cash-in-lieu of parkland. Land to be conveyed for parkland, wherever feasible, shall be a minimum 400.0 square metres, be free of encumbrances above and below ground, and be of a useable shape, topography and size for its intended use.

The Mobility policies in Section 4.1 of the Plan provide direction to provide mobility options to support the shift toward sustainable modes of transportation and 15-minute neighbourhoods. Per Policy 6 of Section 4.1.2, "new developments will provide direct connections to the existing or planned network of public sidewalks, pathways and cycling facilities". Hazeldean Road is designated an Arterial Road in Schedule C4 of the Plan. Per Policy 11 of Section 4.1.2, "the City shall require sidewalks along Arterial Roads through new development".

Hazeldean Road Right of Way (ROW) and Carp Road Widening Project

At the time of writing this report, the City-initiated 'Carp Road Widening Project' (CRWP) proposes to urbanize the Hazeldean and Carp Road rights-of-way adjacent to the subject site. The proposed upgrades include:

- Modifications to the Carp/Hazeldean road intersection
- New sidewalk along the south side of Hazeldean Road from Carp Road westward across the 1174 Carp Road frontage to the first signalized intersection west of Carp Road.

- New sidewalk along Carp Road from the intersection with Hazeldean Road southward and terminating at the subject site's vehicular access.

The CRWP project is in the early stages of design, and the scope, timing and budget may be subject to change.

Other applicable policies and guidelines

The proposed buildings are classified as high-rise and are thus subject to the City's Urban Design Guidelines for High-rise Buildings. Lot configuration, minimum lot area, tower setbacks, step backs, and angular planes are all considered to transition the high-rise buildings appropriately with the surrounding land uses.

The subject site abuts Hazeldean Road, defined as an Arterial Mainstreet in the Official Plan. The proposed development is thus subject to the Urban Design Guidelines for Development along Arterial Mainstreets. These guidelines help facilitate good planning along these streets with respect to streetscape, built form and connectivity.

Urban Design Review Panel

The property is within a Design Priority Area and the Zoning By-law Amendment application was subject to the Urban Design Review Panel (UDRP) process.

The formal review meeting for the Zoning By-Law Amendment application was held on April 5, 2024. The applicant's responses to the UDRP recommendations are found [here](#).

The panel's key recommendations were as follows:

- The Panel supports the location of the park on the site.
- The Panel recommends the vehicular circulation, along with the surface parking, be reduced as much as possible, especially along the south edge.
- The Panel provided many suggestions regarding improvements to the articulation of the large building and recommends refining the legibility of the different building components by breaking up the overall building mass to read more as a collection of buildings, providing more breathing room and greater access to natural light.
- The Panel recommends the building(s) parallel to the streets more closely to provide a more parallel alignment with the right of way.

- The Panel recommends providing more generous transitions between each of the building segments and eliminating the nine-storey portion of the building which projects towards the intersection.

The panel was successful in aiding in the implementation of the following:

- The park remains in the location supported by the panel.
- The nine-storey portion projecting toward the Carp and Hazeldean intersection was removed.
- The elevations were revised with light metal panels next to dark masonry to better articulate and breakdown the building components.

Planning rationale

Staff are of the opinion that the proposed rezoning is consistent with the Official Plan policy direction applicable to this property.

The site is designated Mainstreet Corridor in the Suburban Transect. The lot is of a sufficient size and depth to accommodate high-rise development and to provide suitable transition to the abutting low-rise area. In accordance with the Mainstreet Corridor policies, the proposal locates the high-rise built form at the northeast corner of Hazeldean Road and Carp Road, furthest away from the abutting low-rise neighbourhood.

The proposed retirement home transitions down in height as it approaches the low-rise residential dwellings, in accordance with the City's Urban Design Guidelines for High-rise Buildings. The rezoning provisions will ensure that the building sensitively integrates into the surrounding context by stepping the built form of the retirement home from 14-storeys, down to nine storeys and stepping further down to five storeys towards the adjacent neighbourhood.

A 10-metre-wide treed area will be retained along the rear property line, providing a landscape buffer and sensitive transition between the proposed development and the low-rise neighbourhood.

As recommended in the Urban Design Guidelines for Development Along Arterial Mainstreets, the proposed building will occupy most of the lot frontage. Surface parking is minimized and access to the underground parking structure will not be visible from the main street.

Staff support the requested amendment to permit a retirement home with no rooming units on the subject property. Staff acknowledge the evolving nature of retirement home models and are satisfied that the applicant has demonstrated the proposed development for all intents and purposes will function as a retirement home – serving residents aged 65 years or older and offering ancillary care services.

At the City's request, the lands identified for parkland dedication are to be rezoned to O1 – a Parks and Open Space Zone. The proposed 1,800 square metre rectangular park in the northwest quadrant of the site satisfies the criteria for parkland acquisition, as outlined in Section 4.4.1 of the Official Plan.

As per the Mobility Policies, it is anticipated that the City will urbanize the Hazeldean and Carp Road rights-of-way adjacent to the site via the Carp Road Widening Project. Depending on the development timing and progress of the CRWP, the applicant may be required to construct sidewalks along the Carp and Hazeldean frontages, if the development proceeds ahead of the CRWP. Detailed design of the sidewalk will be further evaluated through the Site Plan Control review process.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Since last fall, construction timelines for the Carp Road upgrade have been confirmed with work starting imminently. Through the recently-approved Transportation Master Plan, the section of Hazeldean west of Carp Road was approved as a "Phase 1" project. In April, OC Transpo introduced additional bus service along Hazeldean that effectively increases frequency from 2 trips to 4 trips per hour in both directions.

With these and future upgrades, this location will develop into an attractive walkable location. (One of the transportation gaps that remains is pedestrian and cycling infrastructure on Carp Road between Hazeldean and Stittsville Main.)

Still, we continue to hear concerns from residents about the adequacy of municipal and provincial infrastructure to support growth in Kanata and Stittsville. Ottawa urgently needs support from the provincial and federal governments to help invest in the transit,

libraries, recreation centres, emergency services, and everything else that makes a healthy community.

I encourage the applicant to participate in a pre-construction meeting for neighbouring residents to review construction timelines, potential impacts, and mitigation.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications resulting from recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed development will be required to meet the accessibility criteria as detailed within the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more livable for all
- A city that is more connected with reliable, safe and accessible mobility options

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-24-0086) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications due to the complexity of the application and reduced summer Planning and Housing Committee schedule.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Schedule YYY

Document 4 Consultation Details

Document 5 Concept Site Plan

Document 6 Concept Renderings

CONCLUSION

The Planning, Development and Building Services Department supports the proposed Zoning By-law Amendment for 1174 Carp Road. The proposal is consistent with the Official Plan which permits high-rise development along Mainstreet Corridors where adequate transition is provided to adjacent low-rise neighbourhoods. The site-specific zone provisions incorporated into this amendment will ensure the development integrates sensitively into its surrounding context. Staff also support the proposed retirement home, which will add to the range of housing options available in the Stittsville community, and the new Parks and Open Space Zone, which will enhance recreational opportunities in the area.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

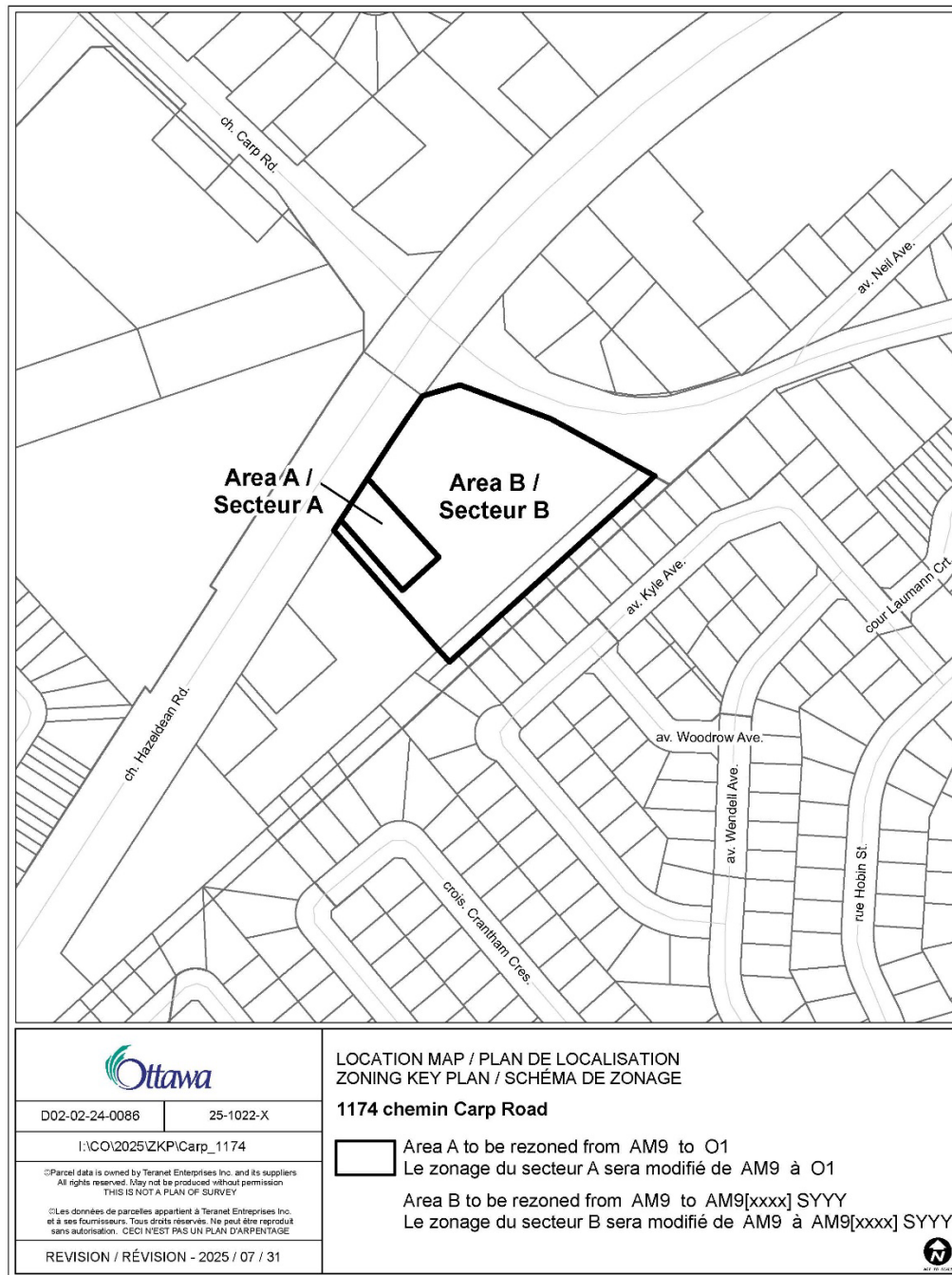
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map / Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)

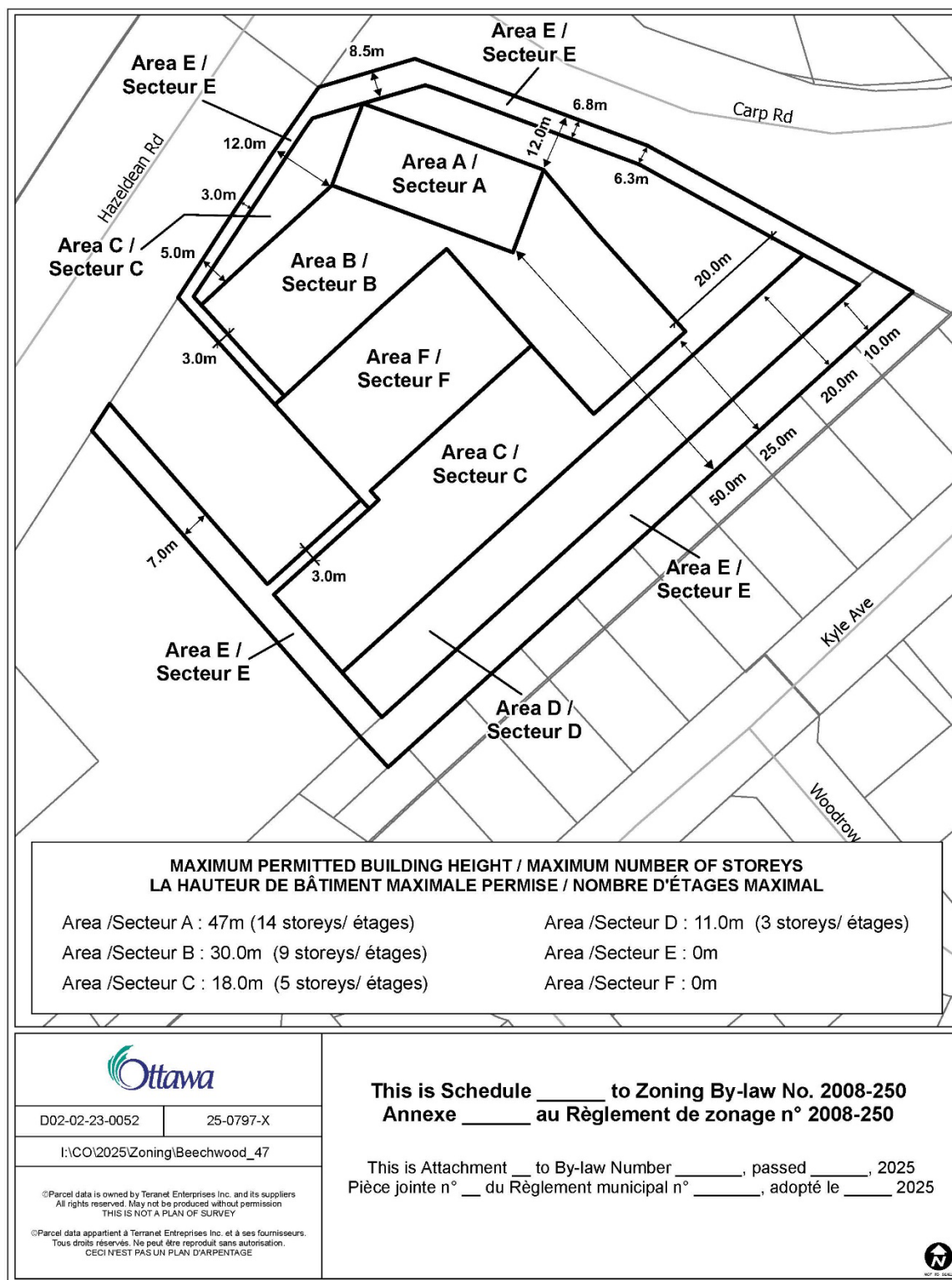


Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1174 Carp Road:

1. Rezone the lands as shown in Document 1.
2. Add a new exception xxxx to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text “xxxx”
 - b) In Column II, Applicable Zones add the text ‘AM9[xxxx] SYYY
 - c) In Column V, Provisions, add the text:
 - i. A retirement home at 1174 Carp is not required to include rooming units and must provide one or more of the following ancillary services: health services, personal services, or recreational services to serve the residents of the home
 - ii. Minimum required yard setbacks and maximum building heights are as per Schedule YYY.
 - iii. Permitted projections listed in Sections 64 and 65 are not subject to the height and yard setbacks of Schedule YYY.
 - iv. Subclauses 186 (9) (c) (i) and (ii) do not apply.
 - v. Minimum required width of a landscaped area abutting the rear lot line: 10,0 metres.
 - vi. A minimum of 1500 square metres of communal amenity area is required to be aggregated in Area F on Schedule YYY.
3. Add Document 3 as new Schedule YYY to Part 17 – Schedules.

Document 3 – Schedule YYY



Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Staff received six public comments.

Public Comments and Responses

Comment:

- Concerns about Infrastructure Capacity

Response

- An Assessment of Adequacy of Public Services Report was submitted and reviewed by City staff confirming the serviceability of the site. The storm, sanitary and water servicing details will be further reviewed at the Site Plan Control application stage.

Comment:

- Concern related to Density and Height

Response:

- The new Official Plan directs density and building heights to key streets defined in our Official Plan as Mainstreet Corridors. The subject property is situated along a segment of Hazeldean Road designated Mainstreet Corridor in the Plan. Official Plan policies allow high-rise buildings where suitable transition is provided to neighbouring low-rise areas.
- As detailed in the staff report, the proposal provides suitable transition through a variety of measures. The rezoning will require generous setbacks and stepbacks, and will situate the highest density and building heights nearest to the Corridor.

Comment:

- Request to provide Affordable housing

Response:

- There is no legislation or policy for the City to require a minimum number of affordable units in a proposed development. The proposed retirement home will contribute to the diverse housing needs in the Stittsville community.

Comment:

- Request to dedicate outdoor space to vegetable gardens

Response:

- The suggestion was shared with the applicant for their consideration.

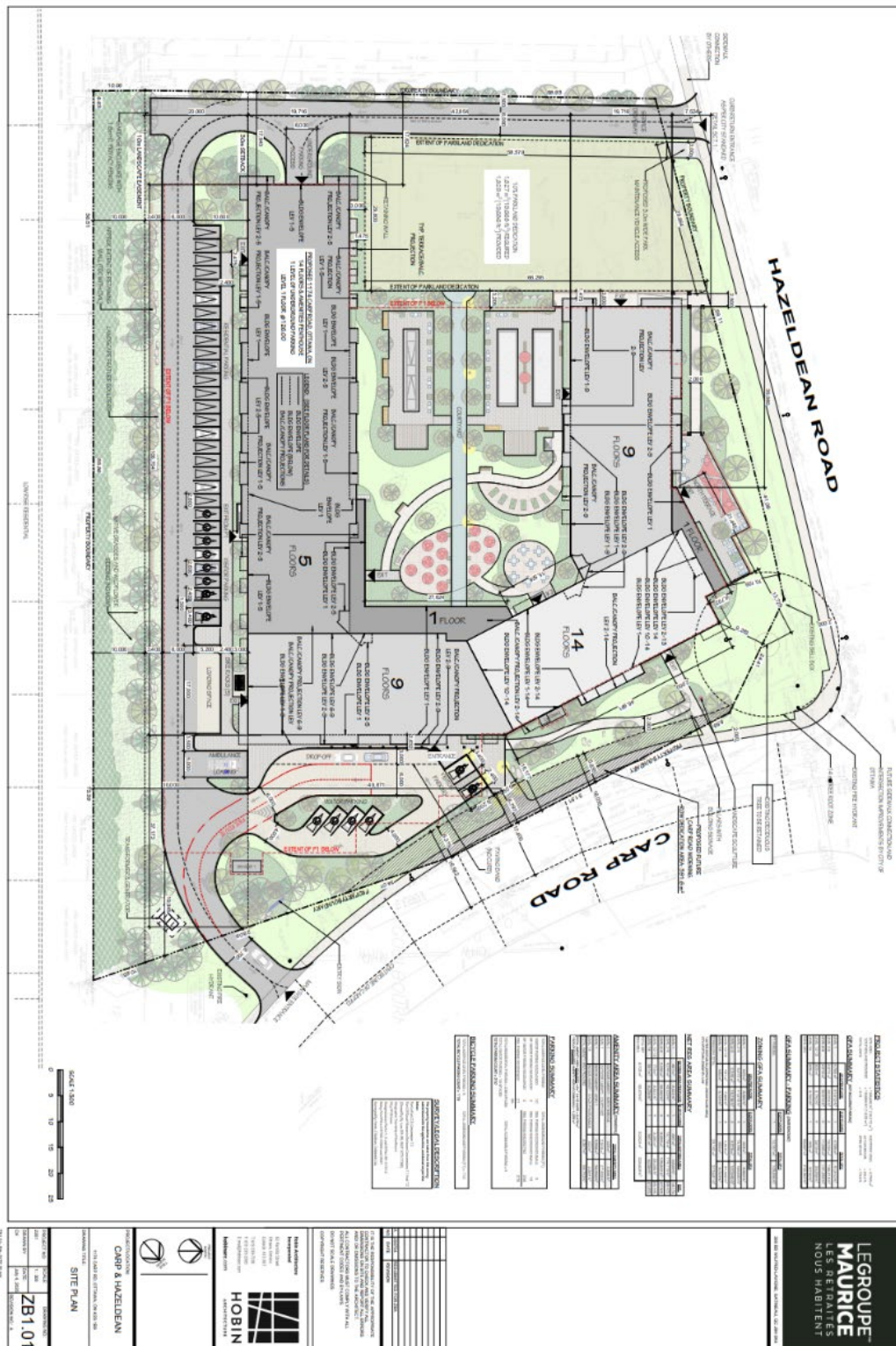
Comment:

- Some expressed interest in rental opportunities

Response:

- The inquirer was directed to contact the property owner for rental inquiries.

Document 5 – Concept Site Plan



Document 6 – Concept Renderings

View towards the northeast from the intersection Hazeldean Road and Carp Road.



View towards the northwest from Hazeldean Road.